



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 15, 2012

DATE: August 13, 2012

SUBJECT: Award of Contract for the Construction of Nauck Park located at 2551 19th Street South, Invitation to Bid Number 721-12.

C. M. RECOMMENDATIONS:

1. Approve the Award of Contract Number 721-12 in the amount of \$287,032.45 to Avon Corporation, Inc. and approve an allocation of \$28,760.00 as a contingency for change orders for a total contract authorization of \$315,792.45.
2. Authorize the Purchasing Agent to execute the contract documents and all other documents to implement the above actions, subject to review of such documents by the County Attorney.

ISSUES: County Board approval is required for award of the construction contract. There are no outstanding issues.

SUMMARY: Following a community process that involved the Nauck Civic Association and staff from the Arlington County Department of Parks and Recreation, this project addresses the renovation of the existing bathroom and playground. The park features have been redesigned to serve school-age children, and includes related park improvements such as accessible entrances, an accessible renovated bathroom, an accessible picnic area, benches and bicycle racks. This is a request for award of contract for construction of the park improvements.

BACKGROUND: Nauck Park is a .6-acre neighborhood park, which primarily serves the residents of the East Nauck neighborhood. The park's existing amenities include tot-age play structures, a bathroom, a picnic table, and benches.

In December 2004, DPR staff initiated a community process to develop conceptual designs for the Neighborhood Conservation project to replace the outdated playground equipment and update the play area with accessible walkways. The neighborhood and DPR staff met several times to discuss amenities the community would favor and address community concerns. Four

County Manager:

BMD/mjs

County Attorney:

[Signature]

[Signature]

20.

Staff: Kathy Von Bredow, Department of Parks and Recreation

concept plans were developed showing various options including one that kept the restrooms. The community chose a concept that eliminated the restrooms in favor of additional play features. At the time the citizens involved in the design group felt that spending money to renovate the restrooms would take away from the other features that they wanted and chose to remove them.

The plan was first submitted to the NCAC funding session in June 2005 and then again in December 2005. The plan was not recommended for funding at either session. There were no funding sessions in June 2006, December 2006, and June 2007. On November 13, 2007 with the Nauck Civic Association's approval to let the East Nauck Community Action Group (ENCAG) make the decision regarding the park, the ENCAG passed a motion to seek funding at the NCAC funding session in December 2007 with the concept plan to remain with the restrooms being removed. It was recommended for funding by the NCAC at the December 2007 funding session and the County Board approved the project on February 23, 2008 for \$346,000.00.

On June 2, 2008, staff presented the Nauck Civic Association with the option to install a portable toilet. Later in June, the ENCAG voted not to have portable toilets installed with the project and requested to discuss the project more with staff. The Nauck Civic Association requested via letter dated October 20, 2008 that all work on the project stop. The community requested a change in the scope of the project to include the renovation of the existing restroom. In May 2009 there was a final discussion on the restroom and park design, and an agreement was reached that the project would be revised to include a restroom renovation. Although staff recommended against keeping the restroom building, which is not in keeping with DPR's recently formalized restroom policy, the neighborhood residents argued strongly for maintaining the building. The neighborhood agreed that the final park plan would need to be accomplished within the approved \$346,000 budget for the project (no additional funding) and that the work of redesigning the project could not be done until currently funded projects were designed. To stay within the approved budget, other elements could be eliminated.

Due to the change in scope, it was necessary to schedule the design for the revised concept plan after currently funded projects, and in November 2010 the revised design was approved by the ENCAG/NCA. Professional services, including those of an architect and environmental consultant were contracted.

DISCUSSION: Bids for Nauck Park were opened on June 17, 2012. A total of 2 bids were received by the Purchasing Agent and are listed below:

<u>Bidder:</u>	<u>Bid Amount:</u>
1. Avon Corporation	\$368,867.86
2. TMG Construction	\$431,964.28

The lowest responsive bid for the construction of the playground was received by Avon Corporation, Inc. This Contractor was determined to be a responsible bidder. It is recommended that the contract be awarded to Avon Corporation. The low bid amount of \$368,867.86 put the project substantially over the funds available. Elements including the bathroom tile, overhangs,

the sand play area, some site furnishings, all landscaping and special paving were eliminated in order to bring the project in alignment with the funds available.

Staff negotiated with the low bidder, Avon Corporation, based on the reduction in elements. It is recommended that the contract be awarded to Avon Corporation in the amount of \$287,032.45 which includes the reduction in the scope of construction services.

FISCAL IMPACT: Funding is available from previously approved Neighborhood Conservation Bond funds (316.CJH).

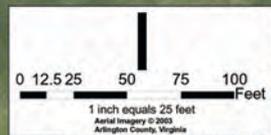
NAUCK PARK

18TH ST. S.

S. CLEVELAND ST.

19TH ST. S.

Nauck Park
2551 19th St. South



NEW FENCING - PHASE 2
BIKE RACK

EXISTING RESTROOM REMODELED
BENCH ON PAD, TYP.

RECYCLING RECEPTACLE
TRASH RECEPTACLE

ACCESSIBLE PICNIC TABLE
PICNIC TABLE

CONCRETE PAVEMENT
BIKE RACK

NEW CG-12B 5' HANDICAP RAMP PER ARLINGTON COUNTY STANDARDS
MATCH EXISTING SIDEWALK AND GRADE

PLAY EQUIPEMENT - SWINGS, SLIDE AND SPINNER, SAFETY SURFACING
LANDSCAPE BOULDERS (TYP)
CONCRETE CURBING (TYP)

NAUCK PARK 2551 19TH STREET S.

SCHOOL AGE BOULDER SAND PLAY AREA LAYOUT - PHASE 2

CONCRETE SEAT WALLS, WALKWAY AND BENCHES PHASE 2

VEGETATED BUFFER ±2,300 SF PHASE 2

P.O.T. 16+01.5
P.I. 3+19.62 S.
 $\Delta = 90^{\circ}01'24''$

19th ST S.

195 14+64.53

top=194.94
out=182.10

